CARTERS
ESTATE AGENTS




# 17 Brunel Close

Burslem, ST6 4AY

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## Price £180,000

Carters are delighted to present this exceptionally well-presented, modern three-bedroom semi-detached home, occupying a prime position within a highly sought-after development, conveniently located within easy walking distance of excellent local schools, amenities and transport links.

Immaculately maintained and stylishly upgraded throughout, this impressive home is ready to move straight into and is perfectly suited to first-time buyers, growing families and investors alike.

The property benefits from generous designated off-road parking for multiple vehicles. Inside, a bright and spacious living room provides a welcoming place to relax, while the recently fitted kitchen/dining room forms the heart of the home.

Finished to an excellent standard, the kitchen features Wren cabinetry, solid wood butcher block work surfaces, a Belfast sink and fully integrated appliances, together with ample space for dining and entertaining. French doors open directly onto the landscaped rear garden, creating a wonderful flow between the indoor and outdoor spaces. A convenient ground-floor cloakroom / w.c completes the accommodation.

Upstairs are three well-proportioned bedrooms, all beautifully presented, together with a stylish contemporary three-piece family bathroom.

Outside, the private rear garden has been thoughtfully landscaped for both entertaining and easy maintenance, featuring artificial lawn, raised railway sleeper borders and a paved patio—ideal for alfresco dining, summer barbecues or simply relaxing outdoors.

Combining stylish interiors, excellent presentation, generous parking and a beautifully landscaped garden, this superb home offers modern, low-maintenance living in a popular and convenient location.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer. Contact Carters today to arrange your viewing.

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### Entrance Hallway
6'9" x 3'7" (2.06m x 1.09m)
Hardwood double glazed entrance door to the front elevation.
Radiator. Laminate flooring.

### Living Room
15'9" x 15" (4.80m x 4.57m)
UPVC double glazed window to the front elevation.
Stairs to the first floor and landing. Glazed internal door to the kitchen/diner. Radiator. Laminate flooring.

### Kitchen / Dining Room
14'11" x 8'3" (4.55m x 2.51m)
UPVC double glazed window and French doors to the rear elevation with added fitted shutter blinds.
Newly fitted Wren kitchen incorporating a range of wall, base and drawer units. Butcher block solid wood work surfaces. Partially tiled walls.
Built-in electric cooker. Four ring gas hob with built in extractor fan. Ceramic Belfast style sink with a mixer tap. Integrated dishwasher. Integrated washing machine. Integrated fridge and freezer. Radiator. Vinyl flooring. Under stairs storage cupboard.

### Ground Floor W.C.
6'9" x 2'8" (2.06m x 0.81m)
UPVC double glazed window to the front elevation.
White low level w.c and pedestal wash hand basin. Partially tiled walls. Radiator. Laminate flooring.

### Stairs and Landing
Access to the fully boarded loft space.. Airing cupboard and built in storage cupboard/wardrobe space. Radiator. Carpet.

### Bedroom One
UPVC double glazed window to the front elevation.
Radiator. Carpet.

### Bedroom Two
UPVC double glazed window to the rear elevation.
Radiator. Carpet.

### Bedroom Three
UPVC double glazed window to the front elevation.
Radiator. Carpet.

### Bathroom
UPVC double glazed window to the rear elevation.
Modern three piece bathroom suite comprising of; a pedestal wash hand basin, panel bath with an electric shower over and a low level w.c. Electric power socket for a shaver. Extractor fan. Partially tiled walls. Radiator. Laminate flooring.

### Externally
Externally, the property benefits from generous designated off-road parking for multiple vehicles, providing excellent convenience for both residents and visitors.

To the rear is a private and beautifully landscaped garden, thoughtfully designed to offer an attractive yet low-maintenance outdoor space. The garden features artificial lawn with raised railway sleeper borders, complemented by a paved patio area ideal for alfresco dining, summer barbecues and entertaining.

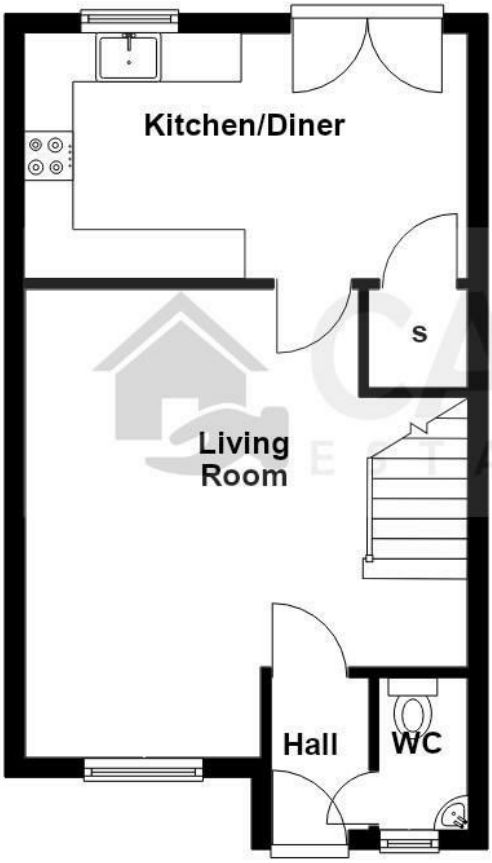
Further benefits include a convenient outside water tap and a timber garden shed with power, providing useful additional storage and practicality.

### Additional information
Leasehold. Council Tax Band B.

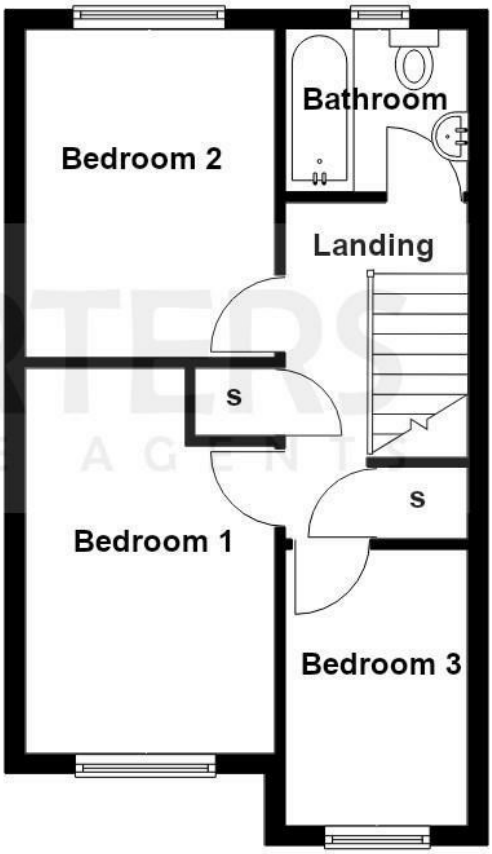
Total Floor Area: 71 Square Meters / 764 Square Foot.

### Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

## Ground Floor




## First Floor



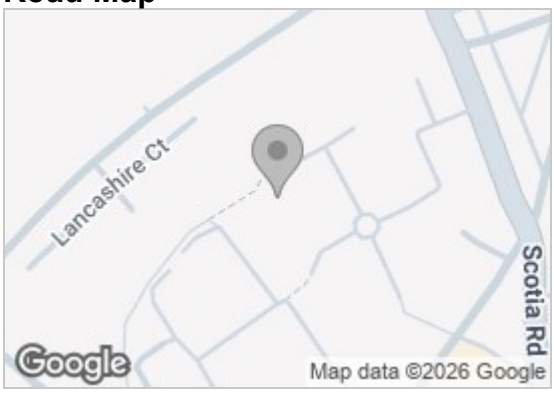








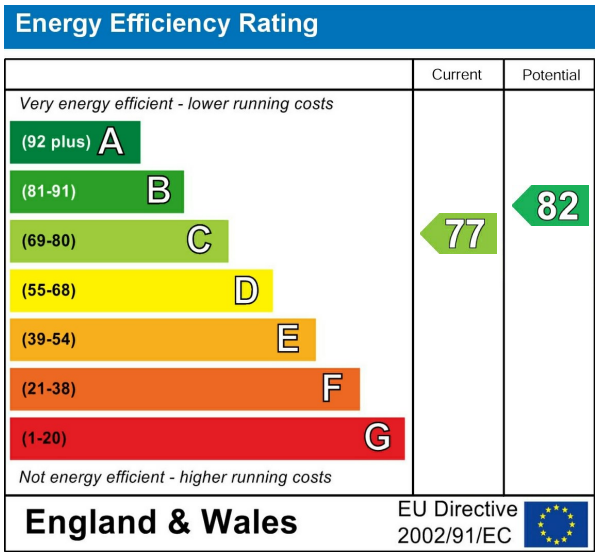

## Road Map

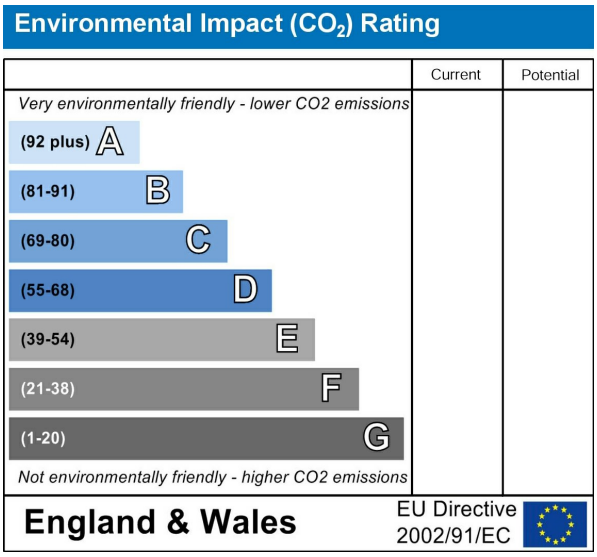



## Hybrid Map




## Energy Efficiency Graph




## Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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